

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
THE VILLAS AT LAKE HIGHLANDS**

**STATE OF TEXAS**

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**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF DALLAS**

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **The Villas at Lake Highlands Residential Association, Inc.**

1. The name of the subdivision is The Villas at Lake Highlands.
2. The name of the association is The Villas at Lake Highlands Residential Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Plat

Instrument No. 201400298759,  
November 20, 2014, Real Property  
Records, Dallas County, Texas

Addition Plat

Instrument No. 201500036418,  
February 12, 2015, Real Property  
Records, Dallas County, Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions, Restrictions and Easements for  
Villas of Lake Highlands recorded on March 9, 2015 under Instrument  
201500055664 of the Real Property Records of Dallas County, Texas.

5. The name and mailing address of the association:

The Villas at Lake Highlands Residential Association, Inc.  
c/o Neighborhood Management  
1024 S. Greenville, Ste. 230  
Allen, TX 75002

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Neighborhood Management, Inc.  
Attn: Beverly Coghlan

1024 S. Greenville, Ste. 230  
Allen, TX 75002  
972-359-1548  
managementcertificate@nmitx.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://neighborhoodmanagement.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$375.00
Updated Resale Certificate Fee	\$75.00
Transfer Fee	\$250.00
Optional Inspection Fee	\$150.00
Working Capital Fee	Half of yearly assessment

9. Other information the association considers appropriate:

For all resale and refinance information please go to  
<https://www.homewisedocs.com/>

**IN WITNESS WHEREOF**, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 21<sup>st</sup> day of September, 2021.

**The Villas at Lake Highlands Residential Association, Inc.,**  
a Texas non-profit corporation

By: Beverly Coghlan  
Name: Beverly Coghlan  
Title: Managing Agent

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
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COUNTY OF Collin   §

This instrument was acknowledged before me on the 21<sup>st</sup> day of September, 2021, by Beverly Coghlan, Managing Agent of The Villas at Lake Highlands Residential Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Deann Weeks  
Notary Public in and for the State of Texas

My Commission Expires: 8-5-2024

